

026.A

Map

0002

Block

0074.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 863,800 /

USE VALUE: 863,800 /

ASSESSed: 863,800 /

Total Card /

Total Parcel

863,800

863,800

863,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
74		MARATHON ST, ARLINGTON

OWNERSHIP

Owner 1:	DAVIS BRUCE
Owner 2:	DAVIS CHRISTINE NUWAYSER
Owner 3:	
Street 1:	74 MARATHON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER

Owner 1:	NEXT HILL DEVELOPMENT LLC -
Owner 2:	-
Street 1:	4 NORFOLK RD
Twn/City:	WINCHESTER
St/Prov:	MA
Postal:	01890

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1915, having primarily Wood Shingle Exterior and 1781 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7832												G8	1.			

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	863,800			863,800
Total Card	0.000	863,800			863,800
Total Parcel	0.000	863,800			863,800
Source:	Market Adj Cost	Total Value per SQ unit /Card:	485.01	/Parcel:	485.01

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	863,800	0	.		863,800		Year end	12/23/2021
2021	102	FV	839,300	0	.		839,300		Year End Roll	12/10/2020
2020	102	FV	827,000	0	.		827,000	827,000	Year End Roll	12/18/2019
2019	102	FV	731,300	0	.		731,300	731,300	Year End Roll	1/3/2019
2018	102	FV	648,500	0	.		648,500	648,500	Year End Roll	12/20/2017
2017	102	FV	592,500	0	.		592,500	592,500	Year End Roll	1/3/2017
2016	102	FV	592,500	0	.		592,500	592,500	Year End	1/4/2016
2015	102	FV	539,800	0	.		539,800	539,800	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NEXT HILL DEVEL	48207-264		9/22/2006		502,000	No	No		

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/12/2015	479	Re-Roof	8,410					
9/29/2010	2065	Manual	300					REPL RAILINGS

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2018	Measured	DGM	D Mann
6/2/2015	Permit Insp	PC	PHIL C
3/29/2007	External Ins	BR	B Rossignol

Sign:

VERIFICATION OF VISIT NOT DATA

__/__/__

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc

CND

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apرو

2023

15380!

PRINT

Date

Time

12/30/21

20:39:45

LAST REV

Date

Time

09/03/21

09:57:32

mmcmakin

15380

Prior Id # 1:

17608

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

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